



**HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE
ZONING HEARING EXAMINER'S ACTION SHEET**

TUESDAY, NOVEMBER 17, 2009 8:00 A.M.
PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

STAFF

*Roberto Albertorio, Esq., Zoning Hearing Examiner
Tom Rojas, Deputy Zoning Hearing Examiner
Lucinda Montoya, Administrative Assistant*

For Inquiries Regarding This Agenda, Please Call Lucinda Montoya at (505) 924-3918.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

***Roberto Albertorio, Esq.
Office of Administrative Hearings
P.O. Box 1293
Albuquerque, NM 87103***

NOTICE TO PEOPLE WITH DISABILITIES: *If you have a disability and you require special assistance to participate in this hearing, please contact Lucinda Montoya at (505) 924-3918.*

INTERPRETER REQUIRED:

- | | | | |
|----|-------------------------|-------------------------|---|
| 1. | *IR* 09ZHE-80317 | Project# 1007986 | ELIAS MERINO request(s) a special exception to Section PG. 45, SOUTH BROADWAY SDP and 14-16-3-19(A)(2)(a): a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for a proposed 6' high cinder block and wrought iron wall on all or a portion of Lot(s) 36, Block(s) 3, SUNSHINE ADDN zoned SU-2/MR, located at 1906 EDITH BLVD SE (L-14)

APPROVED W/CONDITIONS |
| 2. | *IR* 09ZHE-80318 | Project# 1007986 | ELIAS MERINO request(s) a special exception to Section PG. 45, SOUTH BROADWAY SDP and 14-16-3-19(A)(2)(a): a VARIANCE of 5' to the 20' front yard setback area requirement for a proposed porch on all or a portion of Lot(s) 36, Block(s) 3, SUNSHINE ADDN zoned SU-2/MR, located at 1906 EDITH BLVD SE (L-14)

APPROVED |
| 3. | *IR* 09ZHE-80328 | Project# 1008001 | JORGE J. GUZMAN request(s) a special exception to Section 14-16-2-9(E)(1): a VARIANCE of 20' to the 20' front yard setback area requirement for an existing carport on all or a portion of Lot(s) 23, Block(s) 1, TAPIA MEADOWS zoned R-T, located at 1034 DRACO AVE SW (L-12)

DENIED |

- | | | | |
|----|-------------------------|-------------------------|--|
| 4. | *IR* 09ZHE-80377 | Project# 1008044 | <p>TERESA IBARRA request(s) a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14): a CONDITIONAL USE to allow for a fence over 3' in height in the front yard setback area for an existing 5' high fence on all or a portion of Lot(s) 14, Block(s) 1, TAPIA MEADOWS zoned R-T, located at 1708 SIRIUS RD SW (L-12)</p> <p>APPROVED W/CONDITIONS</p> |
| 5. | *IR* 09ZHE-80378 | Project# 1008044 | <p>TERESA IBARRA request(s) a special exception to Section 14-16-2-6(B)(12) and 14-16-2-9(B): a CONDITIONAL USE to allow for an existing carport in the front yard setback area on all or a portion of Lot(s) 14, Block(s) 1, TAPIA MEADOWS zoned R-T, located at 1708 SIRIUS RD SW (L-12)</p> <p>DENIED</p> |
| 6. | *IR* 09ZHE-80319 | Project# 1007988 | <p>IRMA VIDAL request(s) a special exception to Section 14-16-3-19(A)(2)(a): a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for a proposed 5' high block and wrought iron wall on all or a portion of Lot(s) 7, Block(s) 2, VALENCIA ESTATES zoned R-D 9 DU/AC, located at 704 LIBBY AVE SW (L-10)</p> <p>DEFERRED TO 1/19/10</p> |
| 7. | *IR* 09ZHE-80374 | Project# 1008041 | <p>ENRIQUE RODRIGUEZ request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow for a fence over 3' in height in the front yard setback area for an existing 6' high fence on all or a portion of Lot(s) 5, Block(s) 5, VALENCIA ESTATES zoned R-D 9 DU/AZ located at 7924 STEPHAN RD SW (L-10)</p> <p>APPROVED W/CONDITIONS</p> |

OLD BUSINESS:

- | | | | |
|-----|--------------------|-------------------------|---|
| 8. | 09ZHE-80141 | Project# 1007778 | <p>RICHARD WAGNER request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE 3' to the 3' wall height allowance for a proposed 6' high wall in the front yard setback area on all or a portion of Lot(s) 1, Block(s) 60, UNIVERSITY HEIGHTS zoned R-1, located at 502 BRYN MAWR DR SE (K-16)</p> <p>DEFERRED INDEFINATELY</p> |
| 9. | 09ZHE-80268 | Project# 1007928 | <p>TWRB INC. (RICK BENNETT/RBA INC. AGENT) request(s) a special exception to Section Pg. 45 I. 1. a: a CONDITIONAL USE to allow for proposed apartments (60 units) in an M-1 zone on all or a portion of Lot(s) 1A1, LANDS OF RAYCO zoned SU-2, located at 423 WHEELER AVE SE (M-14)</p> <p>DEFERRED TO 1/19/10</p> |
| 10. | 09ZHE-80306 | Project# 1007973 | <p>SKYVIEW CENTER (JOHN MYERS, AGENT) request(s) a special exception to Section 14-16-2-17(B)(15): a CONDITIONAL USE to allow for proposed retail sale of alcoholic drink for consumption off premises in a C-2 zone on all or a portion of Lot(s) 2, SPROUL SECURITY SUBDIVISION NO 2 zoned C-2 (SC), located at 1500 TRAMWAY BLVD NE (J-23)</p> <p>APPROVED W/CONDITIONS</p> |

NEW BUSINESS:

- | | | | |
|-----|--------------------|-------------------------|---|
| 11. | 09ZHE-80375 | Project# 1008042 | <p>THE TANAGER CO. & BLAUGRUND TRUST (MYERS, OLIVER & PRICE, PC, AGENT) request(s) a special exception to Section 14-16-2-21(B) and 14-16-2-20(B)(5): a CONDITIONAL USE to allow for proposed retailing (furniture store and office) in an M-2 zone on all or a portion of Lot(s) 9-16, Block(s) 17, PARIS ADDN zoned M-2, located at 1500 - 1512 1ST ST NW (J-14)</p> <p>APPROVED</p> |
|-----|--------------------|-------------------------|---|

12. **09ZHE-80321** **Project#** **KATHRYN MILLER** request(s) a special exception to Section 14-16-2-6(E)(3)(b): a VARIANCE of 9' to the 10' side yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 6, Block(s) 2, MCDUFFIE PLACE UNIT 3 zoned R-1, located at 3402 MACKLAND AVE NE (J-16)
1007994
DENIED
13. **09ZHE-80322** **Project#** **KATHRYN MILLER** request(s) a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 6' to the 15' rear yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 6, Block(s) 2, MCDUFFIE PLACE UNIT 3 zoned R-1, located at **3402 MACKLAND AVE NE** (J-16)
1007994
DENIED
14. **09ZHE-80331** **Project#** **JAMES C. & CORA G. CHAVEZ** request(s) a special exception to Section 14-16-2-6(D) and 14-16-2-6(E)(4)(c)(2): a VARIANCE of 5' to the 10' side yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 172A, TRINITY RANCH zoned R-D, located at **5906 AZUELO AVE NW** (F-11)
1008006
DEFERRED TO 1/19/10
15. **09ZHE-80332** **Project#** **JAMES C. & CORA G. CHAVEZ** request(s) a special exception to Section 14-16-2-6(D) and 14-16-2-6(E)(5)(a): a VARIANCE of 7' to the 15' rear yard setback area requirement for a proposed addition on all or a portion of Lot(s) 172A, TRINITY RANCH zoned R-D, located at **5906 AZUELO AVE NW** (F-11)
1008006
DEFERRED TO 1/19/10
16. **09ZHE-80354** **Project#** **CHARLES EMERY (ROGER CINELLI, AGENT)** request(s) a special exception to Section PG 95 (8)(A)(4): a VARIANCE of 5' to the 5' rear yard setback area parking requirement for parking for a proposed wellness center on all or a portion of Lot(s) 33A, Block(s) 43, VALLEY VIEW ADDN zoned CCR-3, located at **4610 COPPER AVE NE** (K-17)
1008025
APPROVED
17. **09ZHE-80356** **Project#** **CHARLES EMERY (ROGER CINELLI, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3)(c): a VARIANCE of 6' to the 6' rear yard landscaping buffer requirement for a proposed wellness center on all or a portion of Lot(s) 33A, Block(s) 43, VALLEY VIEW ADDN zoned CCR-3, located at **4610 COPPER AVE NE** (K-17)
1008025
APPROVED
18. **09ZHE-80357** **Project#** **CHARLES EMERY (ROGER CINELLI, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3)(b): a VARIANCE of 6' to the 6' side yard landscaping buffer requirement for a proposed wellness center on all or a portion of Lot(s) 33A, Block(s) 43, VALLEY VIEW ADDN zoned CCR-3, located at **4610 COPPER AVE NE** (K-17)
1008025
APPROVED
19. **09ZHE-80365** **Project#** **HABITATION INC. (HOLLY ARROYO, AGENT)** request(s) a special exception to Section 14-16-2-11(E)(4)(a) and pg. 33 Huning Highland SDP: a VARIANCE of 11' to the 15' rear yard setback area requirement to attach two existing dwelling units on all or a portion of Lot(s) 2, Block(s) 44, HUNING HIGHLAND zoned SU-2 / RO, located at **119 ELM ST NE** (K-15)
1008034
APPROVED

20. **09ZHE-80361** **Project# 1008031** **2121 MENAUL DEVELOPMENT PROPERTIES, LLC (ABQ ENGINEERING, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3): a VARIANCE of 1' to the 6' rear yard landscaping buffer requirement for a proposed storage building on all or a portion of Lot(s) E4A, MENAUL DEVELOPMENT AREA zoned M-1, located at **2121 WOODLAND AVE NE (H-16)**
APPROVED
21. **09ZHE-80364** **Project# 1008031** **2121 MENAUL DEVELOPMENT PROPERTIES, LLC (ABQ ENGINEERING, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3): a VARIANCE of 10' to the 10' front yard landscaping buffer requirement for a proposed storage building on all or a portion of Lot(s) E4A, MENAUL DEVELOPMENT AREA zoned M-1, located at **2121 WOODLAND AVE NE (H-16)**
APPROVED
22. **09ZHE-80366** **Project# 1008035** **THOMAS WELCH (ALEXANDER FINALE, AGENT)** request(s) a special exception to Section 14-16-3-1(A)(27): a VARIANCE of 5 parking spaces to the 11 required off street parking spaces requirement for 6 parking spaces in a C-1 zone on all or a portion of Lot(s) A1, Block(s) 13, TIJERAS PLACE ADDN zoned C-1, located at **420 SAN MATEO BLVD NE (K-17)**
DENIED
23. **09ZHE-80370** **Project# 1008039** **MANUEL SAMORA (CONRAD SKINNER, AGENT)** request(s) a special exception to Section 14-16-2-13(F)(1): a VARIANCE of 10' to the 10' side yard setback area requirement for a proposed building on all or a portion of Lot(s) 13 & 14, Block(s) 23, PEREA ADDN zoned SU-2 / RC, located at **1216 LOMAS BLVD NW (J-13)**
DEFERRED TO 1/19/10
24. **09ZHE-80372** **Project# 1008039** **MANUEL SAMORA (CONRAD SKINNER, AGENT)** request(s) a special exception to Section 14-16-2-13(F)(1): a VARIANCE of 5' to the 5' side yard landscaping buffer requirement for a proposed building on all or a portion of Lot(s) 13 & 14, Block(s) 23, PEREA ADDITION zoned SU-2 / RC, located at **1216 LOMAS BLVD NW (J-13)**
DEFERRED TO 1/19/10
25. **09ZHE-80373** **Project# 1008039** **MANUEL SAMORA (CONRAD SKINNER, AGENT)** request(s) a special exception to Section 14-16-2-13(F)(1): a VARIANCE of 6' to the 26' building height requirement for a proposed 32' high building on all or a portion of Lot(s) 13 & 14, Block(s) 23, PEREA ADDITION zoned SU-2 / RC, located at **1216 LOMAS BLVD NW (J-13)**
DEFERRED TO 1/19/10
26. **09ZHE-80326** **Project# 1007998** **WILLIAM PEREA** request(s) a special exception to Section 14-16-3-3(B)(2)(d): a VARIANCE of 3' 6" to the 10' distance separation requirement between an existing accessory building and a dwelling unit on all or a portion of Lot(s) 124, ANTELOPE RUN PHASE 3 zoned R-D, located at **12032 CARIBOU AVE NE (E-22)**
APPROVED
27. **09ZHE-80336** **Project# 1008009** **DAVID & RAE LYNN STANLEY** request(s) a special exception to Section 14-16-2-22(B)(25)(b) and 14-16-2-6(A)(2)(a): a VARIANCE of 1' to the 10' distance separation requirement between an existing accessory building and a dwelling on all or a portion of Lot(s) 10, Block(s) 1, ACADEMY ESTATE UNIT 7 TRACT A-1 zoned SU-1 PRD, located at **9329 LAYTON LOOP NE (E-20)**
APPROVED

28. **09ZHE-80337** **Project# 1008009** **DAVID & RAE LYNN STANLEY** request(s) a special exception to Section 14-16-2-22(B)(25)(b) and 14-16-2-6(A)(2)(a): a VARIANCE of 2' to the 10' distance separation requirement between an existing accessory building and a dwelling on all or a portion of Lot(s) 10, Block(s) 1, ACADEMY ESTATE UNIT 7 TRACT A-1 zoned SU-1 PRD, located at **9329 LAYTON LOOP NE** (E-20)
APPROVED
29. **09ZHE-80339** **Project# 1008012** **WILLIAM MANDLY** request(s) a special exception to Section 14-16-2-22(B)(25)(b) and 14-16-2-6(A)(2)(e): a VARIANCE of 1' to the 10' distance separation requirement between an existing accessory building and a dwelling on all or a portion of Lot(s) 11, Block(s) 1, ACADEMY ESTATES UNIT 7 TRACT A-1 zoned SU-1 PRD, located at **9324 LAYTON LOOP NE** (E-20)
APPROVED
30. **09ZHE-80342** **Project# 1008012** **WILLIAM MANDLY** request(s) a special exception to Section 14-16-2-22(B)(25)(b) and 14-16-2-6(A)(2)(e): a VARIANCE of 5' to the 10' distance separation requirement between an existing accessory building and a dwelling on all or a portion of Lot(s) 11, Block(s) 1, ACADEMY ESTATES UNIT 7 TRACT A-1 zoned SU-1 PRD, located at **9324 LAYTON LOOP NE** (E-20)
APPROVED
31. **09ZHE-80346** **Project# 1008017** **JESS MUNOS** request(s) a special exception to Section 14-16-2-22(B)(25)(b) and 14-16-2-6(A)(2)(e): a VARIANCE of 5' to the 10' distance separation requirement between an existing accessory building and a dwelling on all or a portion of Lot(s) 9, Block(s) 1, ACADEMY ESTATES UNIT 7 TRACT A1 zoned SU-1 PRD, located at **9316 LAYTON LOOP NE** (E-20)
APPROVED
32. **09ZHE-80348** **Project# 1008019** **JAMIE & NORMA BELTRAN (JERRY MUNIZ, AGENT)** request(s) a special exception to Section BARELAS SDP PG. 71 and 14-16-2-9(E)(5): a VARIANCE of 6' 2" to the 10' distance separation requirement between existing residential buildings on all or a portion of Lot(s) 13 & 14, RAYNOLDS ADDN zoned SU-2 R-1, located at **715 10TH ST SW** (K-13)
DEFERRED TO 1/19/10
33. **09ZHE-80382** **Project# 1008019** **JAMIE & NORMA BELTRAN (JERRY MUNIZ, AGENT)** request(s) a special exception to Section BARELAS SDP PG. 71 and 14-16-2-9(A)(1)(d): a CONDITIONAL USE to allow for uses permissive in the R-T zone (existing second dwelling) on all or a portion of Lot(s) 13 & 14, RAYNOLDS ADDN zoned SU-2 R-1, located at **715 10TH ST SW** (K-13)
DEFERRED TO 1/19/10
34. **09ZHE-80352** **Project# 1008023** **ZANE JARRETT** request(s) a special exception to Section 14-16-3-3(B)(2)(d): a VARIANCE of 8' to the 10' distance separation requirement between an existing accessory building and a dwelling on all or a portion of Lot(s) 7, Block(s) 1, ACADEMY ESTATES UNIT 7 TRACT A-1 zoned SU-1, located at **9308 LAYTON LOOP NE** (E-20)
APPROVED

*******LUNCH BREAK*******

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #35

IF YOU ARE AGENDA ITEMS #35 - #68

PLEASE COME TO THE HEARING AT 1:30 P.M.

35. **09ZHE-80349** **Project#** **MARGARET A. MILLIGAN** request(s) a special exception to Section 14-16-2-22(B)(25)(b) and 14-16-3-3(E)(4)(a): a VARIANCE of 4' 7" to the 10' distance separation requirement between existing accessory structures on all or a portion of Lot(s) 2, ACADEMY ESTATES UNIT 7 TRACT A1 zoned SU-1 / PRD, located at **9325 LAYTON LOOP NE (E-20)**
1008020
- APPROVED**
36. **09ZHE-80350** **Project#** **MARGARET A. MILLIGAN** request(s) a special exception to Section 14-16-2-22(B)(25)(b) and 14-16-3-3(B)(2)(e): a VARIANCE to 3' 6" to the 10' distance separation requirement between existing accessory structures on all or a portion of Lot(s) 2, ACADEMY ESTATES UNIT 7 TRACT A1 zoned SU-1 / PRD, located at **9325 LAYTON LOOP NE (E-20)**
1008020
- APPROVED**
37. **09ZHE-80367** **Project#** **DEAN ARGYRES** request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 7' to the 10' distance separation requirement between an existing accessory building and a dwelling on all or a portion of Lot(s) 8, Block(s) 2, DIETZ FARM ADDN UNIT 1 zoned RA-2, located at **4208 GLENARBOR CT NW (F-13)**
1008036
- APPROVED W/CONDITIONS**
38. **09ZHE-80324** **Project#** **WILLIAM CRAIG GINN** request(s) a special exception to Section 14-16-2-6(E)(3)(b): a VARIANCE of 9' to the 10' side yard setback area requirement for a proposed covered patio on all or a portion of Lot(s) 10, Block(s) 13, WILLOW WOOD UNIT 4 zoned R-1, located at **1146 TONY SANCHEZ DR SE (L-21)**
1007996
- DENIED**
39. **09ZHE-80320** **Project#** **DOUGLAS LOPEZ** request(s) a special exception to Section 14-16-3-19(A)(1)(a): a VARIANCE of 2' 4" to the 3' wall height allowance to allow for an existing 5' 4" high wall in the front yard setback area on all or a portion of Lot(s) 9, Block(s) 4, CALDWELLS zoned R-2, located at **616A & 616B MADISON ST NE (J-17)**
1007990
- DEFERRED TO 1/19/10**
40. **09ZHE-80327** **Project#** **GENE NEWSOME** request(s) a special exception to Section 14-16-3-3(A)(4)(a)(1): a VARIANCE of 9' 6" to the 8' rear yard wall height allowance to allow for an existing 17' 6" high wall on all or a portion of Lot(s) 7, DESERT RIDGE AT LA CUEVA zoned R-D, located at **8635 DESERT DAWN NE (C-19)**
1008000
- DENIED**

41. **09ZHE-80333** **Project# 1008007** **JAMES & KAREN HEPBURN** request(s) a special exception to Section 14-16-3-19(A)(2): a VARIANCE of 3' to the 3' fence height allowance to allow for a proposed 6' high fence in the front yard setback area on all or a portion of Lot(s) I, KEYSTONE ADDN zoned R-1, located at **807 WASHINGTON ST SE** (L-17)
APPROVED W/CONDITIONS
42. **09ZHE-80334** **Project# 1008007** **JAMES & KAREN HEPBURN** request(s) a special exception to Section 14-16-3-19(A)(2): a VARIANCE of 2' to the 6' fence height requirement (side yard) for an existing 8' high fence facing a public street on all or a portion of Lot(s) I, KEYSTONE ADDN zoned R-1, located at **807 WASHINGTON ST SE** (L-17)
APPROVED W/CONDITIONS
43. **09ZHE-80363** **Project# 1008033** **DAVID TOMPKINS** request(s) a special exception to Section 14-16-3-3(A)(4): a VARIANCE of 3' to the 3' wall height allowance for a proposed 6' high wall in the front and side yard setback areas on all or a portion of Lot(s) 10, Block(s) 29, MESA PARK ADDN zoned R-1, located at **6601 KATHRYN AVE SE** (L-18)
DENIED
44. **09ZHE-80368** **Project# 1008037** **CHRIS HAMILTON** request(s) a special exception to Section 14-16-3-19(1)(a): a VARIANCE of 3' 3" to the 3' wall height allowance to allow for a proposed 6' 3" high wall in the front yard setback area on all or a portion of Lot(s) 14, Block(s) 16, KATHERINE NICHOLE ADDN zoned R-1, located at **4008 71ST ST NW** (G-10)
APPROVED W/CONDITIONS
45. **09ZHE-80379** **Project# 1008045** **JAMIE BENEFIELD** request(s) a special exception to Section 14-16-3-19(A)(1)(a): a VARIANCE of 3' to the 3' wall height allowance for a proposed 6' high wall in the front yard setback area on all or a portion of Lot(s) 5, Block(s) 1, ATRISCO COURT zoned R-T, located at **9810 RYNE CT SW** (L-9)
APPROVED W/CONDITIONS
46. **09ZHE-80345** **Project# 1008016** **JESUS DOMINGUEZ** request(s) a special exception to Section 14-16-3-3(A)(4)(a)1: a VARIANCE 2' 5" to the 3' wall height allowance to allow for an existing 5' 5" high wall in the front yard setback area on all or a portion of Lot(s) 16, Block(s) 3, TAPIA MEADOWS zoned R-T, located at **1009 RIGEL ST SW** (L-12)
APPROVED W/CONDITIONS
47. **09ZHE-80344** **Project# 1008016** **JESUS DOMINGUEZ** request(s) a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14)(a)2: a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for an existing 5' high wall on all or a portion of Lot(s) 16, Block(s) 3, TAPIA MEADOWS zoned R-T, located at **1009 RIGEL ST SW** (L-12)
APPROVED W/CONDITIONS
48. **09ZHE-80343** **Project# 1008015** **NICHOLAS PISANO** request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow for a second dwelling on one lot in an R-1 zone on all or a portion of Lot(s) 16 AND 17, Block(s) 34, UNIVERSITY HEIGHTS zoned R-1, located at **215 RICHMOND DR SE** (K-16)
APPROVED W/CONDITIONS

49. **09ZHE-80288** **Project# 1007947** **TOMMY HUFNAGEL** request(s) a special exception to Section Pg. 79 Paragraph A and 14-16-2-17(B)(11): a CONDITIONAL USE to allow for existing outdoor storage/activity of inoperable vehicles in a SU-2/C zone on all or a portion of Lot(s) A, Block(s) 8, Tract(s) A, NORTHERN ADDN zoned C, located at **915 1ST ST** (J-14)
APPROVED
50. **09ZHE-80325** **Project# 1007997** **MATTHEW KEHOE** request(s) a special exception to Section 14-16-2-18(B)1 and 14-16-2-17(B)(11): a CONDITIONAL USE to allow for existing outdoor storage (sheet metal, plumbing and heating parts) in a C-3 zone on all or a portion of Lot(s) 5-7, BUENA TIERRA ADDN zoned C-3, located at **3014 4TH ST NW** (H-14)
APPROVED W/CONDITIONS
51. **09ZHE-80369** **Project# 1008038** **JEFF JINNETT (RYAN STAUDHAMMER, AGENT)** request(s) a special exception to Section P. 79 IV. A. 2. and 14-16-2-17(B)(11): a CONDITIONAL USE to allow for existing outdoor activity (musical entertainment) at the Marble Brewery outdoor patio in a SU-2/C zone on all or a portion of Lot(s) 9A, Block(s) 5, NORTHERN ADDN zoned SU-2, located at **111 MARBLE AVE NW** (J-14)
APPROVED W/CONDITIONS
52. **09ZHE-80323** **Project# 1007995** **RAMON GARCIA-BENCOMO (HUESTES DE LA FE)** request(s) a special exception to Section 14-16-2-17(B)(20): a CONDITIONAL USE to allow for proposed activities (church services) in a tent in a C-2 zone on all or a portion of Lot(s) 18-20, MANUEL SANCHEZ zoned C-2, located at **4616 SECOND ST NW** (G-14)
WITHDRAWN
53. **09ZHE-80353** **Project# 1008024** **MANZANO MEADOWS, LLC (ARCH & PLAN LAND USE CONSULTANTS, AGENT)** request(s) a special exception to Section 14-16-2-27(A) and 14-16-2-26(B): a CONDITIONAL USE to allow for a proposed parking structure in a P-R zone on all or a portion of Lot(s) 2A, Block(s) 4, BRENTWOOD HILLS zoned P-R, located at **12514 MENAUL BLVD NE** (H22)
APPROVED
54. **09ZHE-80376** **Project# 1008043** **PAUL PADILLA** request(s) a special exception to Section 14-16-2-6(B)(1) and PG 108 NOB HILL HIGHLAND SDP: a CONDITIONAL USE to allow for a proposed accesory living quarters in an R-1 zone on all or a portion of Lot(s) 1, Block(s) 20A, MESA GRANDE ADDN zoned R-1, located at **400 MORNINGSIDE DR SE** (K-17)
DEFERRED TO 1/19/10
55. **09ZHE-80329** **Project# 1008002** **SAKHON PHANOMSACK** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed carport in the front yard setback area on all or a portion of Lot(s) 34, Block(s) N, HOFFMANTOWN ADDN zoned R-1, located at **8411 LOS ARBOLES NE** (H-20)
APPROVED
56. **09ZHE-80340** **Project# 1008013** **GERALD L. PRODENCIO (GILBERT AUSTIN, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed carport in the front yard setback area on all or a portion of Lot(s) 19, Block(s) 49, BELAIR zoned R-1, located at **2842 BELAIR DR NE** (H-17)
APPROVED

57. **09ZHE-80341** **Project# 1008014** **JOSHUA J. STARK (GILBERT AUSTIN, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed carport in the front yard setback area on all or a portion of Lot(s) 2, Block(s) 19A, MESA DEL NORTE ADDN zoned R-1, located at **904 MESILLA ST NE (J-19)**
APPROVED
58. **09ZHE-80355** **Project# 1008026** **WILLIAM O. WARREN JR. (GILBERT AUSTIN, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed carport in the front and side yard setback areas on all or a portion of Lot(s) 7, Block(s) 13, ELDER HOMESTEAD ADDN zoned R-1, located at **924 FLORIDA ST SE (L-18)**
APPROVED
59. **09ZHE-80347** **Project# 1008018** **RICARDO RONQUILLO JR.** request(s) a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(3): a CONDITIONAL USE to allow for an existing carport in the front yard setback area on all or a portion of Lot(s) 46, VISTA MANZANO UNIT 1 zoned R-D, located at **1318 OJO SARCO ST SW (M-10)**
APPROVED
60. **09ZHE-80330** **Project# 1008004** **HELEN SAYERS** request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow for wall over 3' in height in the front yard setback area for a proposed 5' high wall on all or a portion of Lot(s) 2, Block(s) 15, SNOW HEIGHTS ADDN zoned R-1, located at **1904 HANNETT AVE NE (J-19)**
APPROVED W/CONDITIONS
61. **09ZHE-80335** **Project# 1008008** **MARIA LUISA JARAMILLO** request(s) a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14)(a)2: a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for an existing 5' high wall on all or a portion of Lot(s) 8, Block(s) 3, TAPIA MEADOWS zoned RT, located at **1041 RIGEL ST SW (L-12)**
APPROVED W/CONDITIONS
62. **09ZHE-80338** **Project# 1008010** **JOANN JARAMILLO** request(s) a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14)(a)2: a CONDITIONAL USE to allow for a fence over 3' in height in the front yard setback area for an existing 5' high wrought fence on all or a portion of Lot(s) 7, Block(s) 3, TAPIA MEADOWS zoned RT, located at **1045 RIGEL ST SW (L-12)**
APPROVED W/CONDITIONS
63. **09ZHE-80351** **Project# 1008021** **JOHN STRADER** request(s) a special exception to Section 14-16-2-5(B)(1) ref 14-16-2-4(B)(1) and 14-16-2-6(B)(14)(a)2: a CONDITIONAL USE to allow for a fence over 3' in height in the front yard setback area for a proposed 5' high fence on all or a portion of Lot(s) 15, LIVINGSTON PLACE ADDN zoned RA-2, located at **1305 LOS ARBOLES AVE NW (G-13)**
APPROVED W/CONDITIONS
64. **09ZHE-80358** **Project# 1008027** **JOHN & KIM BELL** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(1) and 14-16-3-19(A)(2)(a): a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for a proposed 5' high wall on all or a portion of Lot(s) 8, Block(s) 7, DALE BELLAMAH ADDITION zoned R-1, located at **5610 HANNETT AVE NE (J-18)**
APPROVED W/CONDITIONS

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| 65. | 09ZHE-80359 | Project#
1008028 | LILIA ANDRADE request(s) a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14): a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for a proposed 5' high wall on all or a portion of Lot(s) 6, Block(s) 2, TAPIA MEADOWS zoned R-T, located at 1711 SIRIUS AVE SW (L12)

APPROVED W/CONDITIONS |
| 66. | 09ZHE-80360 | Project#
1008030 | GEORGE & BRIGID OVITT (FREDERICK HART, AGENT) request(s) a special exception to Section 14-16-2-6(B)(14)(A)1: a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for a proposed 5' high wall on all or a portion of Lot(s) 19, LOBO ADDN zoned R-1, located at 1320 PRINCETON DR NE (K-17)

APPROVED W/CONDITIONS |
| 67. | 09ZHE-80380 | Project#
1008046 | BILLIE LATTANZA request(s) a special exception to Section 14-16-2-6(B)(14)(a) and 14-16-3-19(A)(2)(a): a CONDITIONAL USE to allow for a fence over 3' in height in the front yard setback area for an existing 5' high fence on all or a portion of Lot(s) 22, Block(s) 1, TAPIA MEADOWS zoned R-T, located at 1038 DRACO AVE SW (L-12)

APPROVED W/CONDITIONS |
| 68. | 09ZHE-80371 | Project#
1008040 | DISMAS CHARITIES, INC. (CONSENSUS PLANNING, AGENT) request(s) a special exception to Section 14-16-2-18(B)(1) and 14-16-2-17(B)(4): a CONDITIONAL USE to allow for the expansion of the existing 64 residents to 120 proposed residents for the approved Community Residential Program (03ZHE-02155) on all or a portion of Lot(s) F1, MENAUL DEVELOPMENT AREA zoned C-3 Heavy Commercial Zone, located at 2331 MENAUL BLVD NE (H-16)

APPROVED W/CONDITIONS |